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JAN 8 2015

NEVADA COMMISSION OF APPRAISERS
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BEFORE THE COMMISSION OF APPRAISERS OF REAL ESTATE

STATE OF NEVADA

JOSEPH (JD) DECKER, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS AND INDUSTRY,
STATE OF NEVADA,

Petitioner,

vs.

RONALD JAMES,
License No. A.0003842-CG,

Respondent.

Case No. AP14.041.S

COMPLAINT AND NOTICE OF HEARING

STATE OF NEVADA, DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION (Division), by and through counsel, Attorney General ADAM PAUL LAXALT of the State of Nevada, and Deputy Attorney General COLLEEN L. PLATT, hereby notifies the Respondent, RONALD JAMES, of an administrative hearing, which is to be held pursuant to Chapters 233B and 645C of the Nevada Revised Statutes (NRS) and Chapter 645C of the Nevada Administrative Code (NAC). The purpose of the hearing is to consider the allegations stated below and to determine if the Respondent should be subject to an administrative penalty as set forth in NRS 645C.460, if the stated allegations are proven at the hearing by the evidence presented.

The Division complains for disciplinary action against Respondent, RONALD JAMES.

JURISDICTION

Respondent, RONALD JAMES, was, at the relevant times mentioned in this Complaint, licensed as a certified residential appraiser by the Division under license number A.0003842-CG and is, therefore, subject to the jurisdiction of the Division and the provisions of NRS Chapter 645C and NAC Chapter 645C.

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FACTUAL ALLEGATIONS

1. Respondent completed an appraisal of a single-family home located at 44 Midnight Drive, Las Vegas, Nevada 89135 (subject property). (See Exhibit 1, BS p. 29-50)
2. The appraisal had an effective date of June 02, 2014, and a signature date of June 05, 2014. The appraised value was \$2,500,000.
3. Respondent failed to explain the affect on value for his conclusion that the property values were increasing in the subject property's neighborhood.
4. Respondent failed to explain the reasons that he did not make a time adjustment for the increase in property values in the subject property's neighborhood.
5. Respondent failed to analyze and report that comparable sales 2 and 3 included casitas.
6. Respondent failed to make adjustments for the casitas in comparable sales 2 and 3.
7. Respondent failed to explain whether the living area he reported on comparable sales 3 included the casita.
8. Respondent failed to support the adjustment he made for the pool and the entertainment area.
9. Respondent failed to properly analyze and/or support the reason that the subject property sold for \$952,303 less than his opinion of value one year and three months prior to the effective date of the appraisal report.

VIOLATIONS OF LAW

First Claim for Relief

Respondent has engaged in unprofessional conduct by failing to prepare the appraisal in compliance with the standards of the Appraisal Foundation, a violation of NRS 645C.460(1)(a), including the act found at NAC 645C.405(1). These standards are published in the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation as authorized by Congress and adopted in Nevada by NAC 645C.400.

Second Claim for Relief

Respondent has engaged in unprofessional conduct by failing to protect the public by issuing an appraisal with numerous errors, a violation of NRS 645C.460(1)(a), including the act found at NAC 645C.405(2).

Third Claim for Relief

By failing to understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal report, Respondent is in violation of USPAP Standards Rule 1-1(a). This is unprofessional conduct pursuant to NRS 645C.460(1)(a), including the act found at NAC 645C.405(1).

Fourth Claim for Relief

By committing a substantial error of omission and/or commission that significantly affects the appraisal, Respondent is in violation of USPAP Standards Rule 1-1(b). This is unprofessional conduct pursuant to NRS 645C.460(1)(a), including the act found at NAC 645C.405(1).

Fifth Claim for Relief

By rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affect the credibility of those results, Respondent is in violation of USPAP Standards Rule 1-1(c). This is unprofessional conduct pursuant to NRS 645C.460(1)(a), including the act found at NAC 645C.405(1).

Sixth Claim for Relief

By failing to analyze the comparable sales data that was available to indicate a value conclusion in a sales comparison approach, Respondent is in violation of USPAP Standards Rule 1-4(a). This is unprofessional conduct pursuant to NRS 645C.460(1)(a), including the act found at NAC 645C.405(1).

Seventh Claim for Relief

By failing to analyze all sales of the subject property that occurred within the three years prior to the effective date of the sale, Respondent is in violation of USPAP Standards

1 Rule 1–5(b). This is unprofessional conduct pursuant to NRS 645C.460(1)(a), including the
2 act found at NAC 645C.405(1).

3 **Eighth Claim for Relief**

4 By failing to clearly and/or accurately set forth the appraisal in a manner that was not
5 misleading, Respondent is in violation of USPAP Standards Rule 2–1(a). This is
6 unprofessional conduct pursuant to NRS 645C.460(1)(a), including the act found at
7 NAC 645C.405(1).

8 **Ninth Claim for Relief**

9 By By failing to include in the appraisal report sufficient information to enable the
10 intended users of the appraisal report to understand the report properly, Respondent is in
11 violation of USPAP Standards Rule 2–1(b). This is unprofessional conduct pursuant to
12 NRS 645C.460(1)(a), including the act found at NAC 645C.405(1).

13 **Tenth Claim for Relief**

14 By failing to summarize the information analyzed, the appraisal methods and
15 techniques employed and the reasoning that supports the analyses, opinion and conclusions
16 and/or explaining why the sales comparison approach, cost approach or income approach
17 was excluded, Respondent is in violation of USPAP Standards Rule 202(a)(viii). This is
18 unprofessional conduct pursuant to NRS 645C.460(1)(a), including the act found at
19 NAC 645C.405(1).

20 **DISCIPLINE AUTHORIZED**

21 NRS 645C.460 establishes grounds for disciplinary action. NRS 645C.470(2) provides
22 that an appraiser is guilty of unprofessional conduct if he violates any provision of
23 NRS Chapter 645C or any regulation adopted pursuant to NRS Chapter 645C.
24 NRS 645C.470(4) provides that an appraiser is guilty of unprofessional conduct if he
25 knowingly communicates a false or fraudulent appraisal to any interested person or otherwise
26 engages in any deceitful, fraudulent or dishonest conduct. NRS 645C.460(2) provides that if
27 grounds for disciplinary action against an appraiser are found to exist, the Commission may
28 revoke or suspend the license, place conditions upon the license, and/or impose a fine up to

1 \$10,000 per violation. If the Commission finds that any claims for relief are time barred
2 pursuant to NRS 645C.510(3), they may impose any discipline except suspension and
3 revocation.

4 If discipline is imposed, the Commission may order that costs of this proceeding
5 including investigative costs and attorney's fees, be awarded to the Commission pursuant to
6 NRS 622.400. Therefore, the Division requests the Commission to impose such discipline as
7 it determines is appropriate under the circumstances, and to award the Division its costs and
8 attorney's fees for this proceeding.

9 **PLEASE TAKE NOTICE** that a disciplinary hearing has been set to consider this
10 Administrative Complaint against the above-named Respondent in accordance with Chapter
11 233B and Chapter 645C of the Nevada Revised Statutes and Chapter 645C of the Nevada
12 Administrative Code.

13 **THE HEARING WILL TAKE PLACE** March 24, 2015, commencing at 9:00 a.m., and
14 each day thereafter commencing at 9:00 a.m., through March 26, 2015, or earlier
15 if the business of the Commission is concluded. The Commission meeting on
16 March 24 and 25, 2015, will be held at the Nevada Gaming Control Board, 555 E.
17 Washington Avenue, Room 2450, Las Vegas, Nevada 89101 and via video conference to
18 the Gaming Control Board, 1919 College Parkway Carson, City, Nevada 89706. The
19 Commission meeting on March 26, 2015, will be held at the Department of Business
20 and Industry located at the Bradley Building, 2501 E. Sahara Avenue, 2nd Floor
21 Conference Room, Las Vegas, Nevada 89104.

22 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the
23 same time as part of a regular meeting of the Commission that is expected to last from
24 March 24, 2015, through March 26, 2015, or earlier if the business of the Commission is
25 concluded. Thus, your hearing may be continued until later in the day or from day to day.

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1 It is your responsibility to be present when your case is called. If you are not present when
2 your hearing is called, a default may be entered against you and the Commission may decide
3 the case as if all allegations in the complaint were true.

4 **YOUR RIGHTS AT THE HEARING:** Except as mentioned below, the hearing is an
5 open meeting under Nevada's Open Meeting Law and may be attended by the public. After
6 the evidence and arguments, the Commission may conduct a closed meeting to discuss your
7 alleged misconduct or professional competence. A verbatim record will be made by a certified
8 court reporter. You are entitled to a copy of the transcript of the open and closed portions of
9 the meeting, although you must pay for the transcription.

10 As the Respondent, you are specifically informed that you have the right to appear, and
11 be heard in your defense, either personally or through your counsel of choice. At the hearing
12 the Division has the burden of proving the allegations in the complaint, and will call witnesses
13 and present evidence against you. You have the right to respond and to present relevant
14 evidence and argument on all issues involved. You have the right to call and examine
15 witnesses, introduce exhibits, and cross-examine opposing witnesses on any matter relevant
16 to the issues involved.

17 You have the right to request that the Commission issue subpoenas to compel
18 witnesses to testify and/or evidence to be offered on your behalf. In making this request, you
19 may be required to demonstrate the relevance of the witness's testimony and/or evidence.
20 Other important rights you have are listed in NRS Chapter 645C, NRS Chapter 233B, and
21 NAC Chapter 645C.

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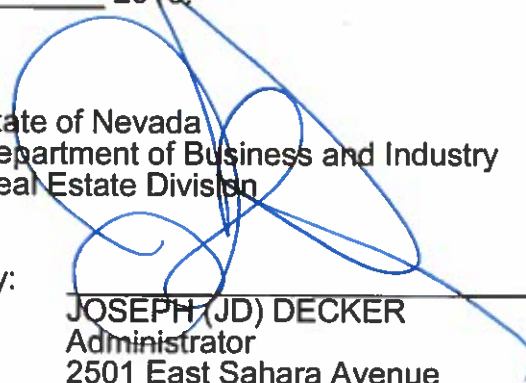
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1 The purpose of the hearing is to determine if the Respondents have violated
2 NRS 645C.460(1) and/or 645C.470(4) and, if the allegations contained herein are
3 substantially proven by the evidence presented, and to further determine what administrative
4 penalty is to be assessed against the Respondent, if any, pursuant to NRS 645C.460 and/o
5 NRS 622.400.

6 DATED this 29th day of JAN 2015.

7
8 State of Nevada
9 Department of Business and Industry
10 Real Estate Division

11 By:


12 JOSEPH (JD) DECKER
13 Administrator
14 2501 East Sahara Avenue
15 Las Vegas, Nevada 89104-4137
16 (702) 486-4033

17 ADAM PAUL LAXALT
18 Attorney General

19 By:



20 COLLEEN L. PLATT
21 Deputy Attorney General
22 Nevada State Bar No. 11684
23 100 N. Carson Street
24 Carson City, Nevada 89701-4717
25 (775) 684-1222
26 (775) 684-1103 (fax)
27 Attorneys for Real Estate Division
28

EXHIBIT 1

Appraisal Report

Uniform Residential Appraisal Report

22011404043610
File # 1405855

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 44 MIDNIGHT RIDGE DR **City** LAS VEGAS **State** NV **Zip Code** 89135
Borrower Scott Raymer **Owner of Public Record** Scott Raymer **County** Clark
Legal Description Village 18-Parcel G (AMD) Plat Book 132 Page 100 Lot 14
Assessor's Parcel # 164-14-415-005 **Tax Year** 2014 **R.E. Taxes \$** 11,401
Neighborhood Name The Ridges **Map Reference** 502/51-C6 **Census Tract** 32003-0058.42
Occupant ☒ Owner ☐ Tenant ☐ Vacant **Special Assessments \$** 0 ☒ PUD **HOA \$** 300 ☐ per year ☒ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)
Lender/Client Crosscountry Mortgage Inc (2201) **Address** 5451 South Durango Drive, Ste #115, Las Vegas, NV 89113
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
 Report data source(s) used, offering price(s), and date(s). **None as per our research of the local MLS, the research does not certify that the owner may have attempted to sell or that the property may have been listed with a non MLS realtor**
 I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ **Date of Contract** **Is the property seller the owner of public record?** ☐ Yes ☐ No **Data Source(s)**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the terms to be paid.
Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	48 %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	1,200	Low 00	Multi-Family	%
Neighborhood Boundaries	<input type="checkbox"/> Other land use, golf and vacant sites. See attached addenda.			8,000	High 10	Commercial	%
Neighborhood Description	See attached addenda.			2,500	Pred. 07	Other	55 %

Market Conditions (including support for the above conclusions) **Sales prices in the market of the subject have trended upward. The same is applicable to sale price versus list price. A smaller sampling than the rest of the Vegas area, do to the price range. See body of report for sales & trends charts**
Dimensions Irregular; see plat map **Area** 22651 sf **Shape** Irregular **View** N, Gifw;
Specific Zoning Classification R2 **Zoning Description** Single Family Residential Detached Housing
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe
Utilities **Public** **Other (describe)** **Public** **Other (describe)** **Off-site improvements - Type** **Public** **Private**
 Electricity ☒ ☐ Water ☒ ☐ Street **Asphalt** ☒ ☐
 Gas ☒ ☐ Sanitary Sewer ☒ ☐ Alley **None** ☐ ☐
FEMA Special Flood Hazard Area ☐ Yes ☒ No **FEMA Flood Zone** X **FEMA Map #** 32003C2550F **FEMA Map Date** 11/16/2011
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe
Site is fairly typical of most in the surrounding area, and sufficient size in relationship to the improvements. Survey not provided to the appraiser, it is typical in this market that residential surveys are not used. The dimensions taken from the assessor's map, which may or may equal their own calculations of the total area.

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good	Floors	Travertine/Good		
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Good	Walls	Drywall/Good		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 0 sq.ft.	Roof Surface	Tile/Good	Trim/Finish	Hardwood/Good		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Integrated/Good	Bath Floor	Travertine/Good		
Design (Style) Contemporary	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Sliding/Good	Bath Wainscot	Ceramic/Good		
Year Built 2008	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Good	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 3	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	None	<input checked="" type="checkbox"/> Driveway	# of Cars 4		
Attic	<input type="checkbox"/> Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 4	<input checked="" type="checkbox"/> Fence Rear	<input checked="" type="checkbox"/> Garage	# of Cars 4		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	<input type="checkbox"/> Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cov	<input type="checkbox"/> Porch None	<input type="checkbox"/> Carport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other Zoned	<input checked="" type="checkbox"/> Pool Inground	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in	

Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)
Finished area above grade contains: 9 Rooms 4 Bedrooms 4.1 Bath(s) 4,830 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). See attached addenda.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2: No updates in the prior 15 years. The utilities were on and functioning at time of inspection.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Market Conditions Addendum to the Appraisal Report

22011404043610

File No. 1405855

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 44 MIDNIGHT RIDGE DR

City LAS VEGAS

State NV

ZIP Code 89135

Borrower Scott Raymer

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	10	9	9	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.67	3.00	3.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	15	16	14	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	9.0	5.3	4.7	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price/DOM; Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	2,345,000	1,899,000	2,550,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	125	132	124	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	2,600,000	2,432,999	2,610,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	110	125	120	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	90	78	98	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). No concessions or contributions a factor in this market. Percentage of sales price to list is somewhat distorted since it is the final indicated value and not necessarily a reflection of the original list price. Properties may have been reduced several times until after the transfer was accomplished.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. Local MLS, stats from local business papers and reports of economic trends from UNLV. Current FDIC state Profile, made a part of this report.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. The general overall picture indicates a increase in the past 12 months. The market though is penetrated by peaks and valleys giving some concerned that individual motivations may be a greater factor. In summary pending or expired sales have no relevancy in our final conclusion.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature *Ronald L. James*
 Appraiser Name Ronald L. James
 Company Name James & Associates
 Company Address 2915 Evening Rock St, Las Vegas, NV 89135
 State License/Certification # A.0003842-CG State NV
 Email Address appraiser12@cox.net

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address 2917 Red Springs Drive, Las Vegas, NV 89135
 State License/Certification # State
 Email Address

Uniform Residential Appraisal Report

22011404043610
File # 1405855

There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 2,700,000 to \$ 6,499,000	
There are 28 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,784,000 to \$ 3,234,000	
FEATURE	SUBJECT
Address	44 MIDNIGHT RIDGE DR LAS VEGAS, NV 89135
Proximity to Subject	0.18 MILES N
Sale Price	\$ 2,100,000
Sale Price/Gross Liv. Area	\$ 360.70 sq.ft.
Data Source(s)	GLVMLS#1408408;DOM 98
Verification Source(s)	Recorder's Office
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing Concessions	ArmLth Conv;0
Date of Sale/Time	s05/14;c03/14
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	22651 sf
View	N;Glfrw;
Design (Style)	DT2;Contemp
Quality of Construction	Q2
Actual Age	6
Condition	C2
Above Grade	Total Bdrms. Baths
Room Count	9 4 4.1
Gross Living Area	4,830 sq.ft.
Basement & Finished Rooms Below Grade	0sf
Functional Utility	Good
Heating/Cooling	FWA/HVAC
Energy Efficient Items	Average
Garage/Carport	4ga4dw
Porch/Patio/Deck	Balcony
Fireplace	4 Fireplaces
Inground Pool	Inground Pool
Entertainment Area	Entertainment
Net Adjustment (Total)	Net Adj. 8.5 %
Adjusted Sale Price of Comparables	Gross Adj. 29.3 %
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Clark County Recorder's Office

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Clark County Recorder's Office

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	02/22/2013			01/30/2014
Price of Prior Sale/Transfer	\$1,547,697			\$1,424,000
Data Source(s)	Recorder's Office	Recorder's Office	Recorder's Office	Recorder's Office
Effective Date of Data Source(s)	06/04/2014	06/04/2014	06/04/2014	06/04/2014

Analysis of prior sale or transfer history of the subject property and comparable sales Analysis of transfer history of actual sales only. Trustees sale at time of foreclosure if any, in the history of the comparables not considered. Prior purchase was without pool, entertainment area and rear yard landscaping, see overhead aerial which was taken in that time period.

Summary of Sales Comparison Approach The sales failed to bracket as well as we would have liked, but in view of the market and the fact that we are dealing with semi-custom homes this is common. All sales with the same PUD, with the same amenities, of 24 hour guard service and clubhouse membership if desired. The lack of a golf course location in the case of sale #1 resulted in total adjustments over the norm. Site adjustment based upon estimated value of the subject's site at \$26.49/S.F., adjustment for GLA at \$400.00/S.F. which incorporates room and bath count, well within the range of the unadjusted sales. Most weight given to sales #2 & #3 based upon their size in relationship to the subject. It should be noted that there is construction taking place in this value range and above which has not been completed. Final indicated value rounded. Based upon the estimate of the exposure time, it is my opinion that the value of this property is as expressed below. Adjustments which exceed the suggested norms typical in this price range.

Indicated Value by: Sales Comparison Approach \$ 2,500,000 Cost Approach (if developed) \$ 2,433,764 Income Approach (if developed) \$ 0

The direct market approach is given most emphasis with support considered from the cost approach. The income approach is not given emphasis due to the data being considered inconclusive

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,500,000, as of 06/02/2014, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

22011404043610
File # 1405855

The Intended User of this appraisal report is the Lender/Client so indicated in the body of this report. The Intended Use is for the identified Lender/Client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, and Definition of Market Value. No additional Intended Users are identified or intended by the appraiser.

I have been hired to appraise your property for the lender. Even though you may pay an appraisal fee or later receive a copy, the appraisal report that I will prepare is for the lender's use only. You should not use or rely on my appraisal for your own purposes. If you require an appraisal for your own use or are concerned about your property's value or any conditions which may affect your property, you may engage an independent appraiser of your own choosing. The Appraisal Institute, the National Association of Independent Fee Appraisers, and the American Society of Appraisers are professional appraiser organizations and have on-line resources to help find an independent appraiser in this area. Because of my duties under the Uniform Standards of Professional Appraisal Practice and other regulations and guidelines, I cannot speak with you about the results of my appraisal assignment. If you later have any questions or comments regarding my appraisal you should contact the lender. Thank you.

The appraiser is not a home inspector and this appraisal report is not a home inspection, the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

The measurements and dwelling sketch supplied in the appraisal report are for appraiser purposes of comparison to the comparable sales analyzed in the Sales Comparison Analysis.

The supplied sketch is not an architectural rendering of the subject dwelling and is not to be considered as such as the appraiser is not a licensed architect.

The Gross Living Area stated in this report may or may not agree with the Gross Living Area published by the tax assessor, the MLS or the builder for the subject or for the comparable sales. Those stated square foot areas have no bearing on the comparison/bracketing/delimiting of the value range analysis utilized in the Sales Comparison Analysis of this appraisal report.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Reasonable exposure time is equal to that of the average marketing time indicated on page 1 of this report. Definition of Exposure time: "Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

The client should be aware that photos are representative of the interior and could be in compliance with the requirements of the lender. The indicated photos are not to be interpreted as a room count. The appraiser may include photographs which exceed the bare minimum requirements of the scope of work, of the client.

In accordance with the laws of the State of Nevada, the AMC number is 000413, expiration date 10/28/2014, total fee \$700.00, appraiser's portion \$500.00

COST APPROACH TO VALUE (not required by Freddie Mac)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Estimate of market value for the site as if

vacant, based upon past historical sales within the past year.

ESTIMATED ☒ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data Marshall & Swift

Quality rating from cost service B Effective date of cost data 6/4/2014

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Base cost of dwelling after addition or deduction for for various elements such as additional baths or finishes. The costs from our worksheet has been translated into a cost per square foot, on the opposite side of the form. The user of this report should be aware that this is not for insurance purposes.

OPINION OF SITE VALUE

DWELLING 4,830 Sq.Ft. @ \$ 350.12 = \$ 1,691,080

0 Sq.Ft. @ \$ = \$

= \$

Garage/Carport 1,040 Sq.Ft. @ \$ 21.23 = \$ 22,079

Total Estimate of Cost-New = \$ 1,713,159

Less Physical Functional External

Depreciation 51,395 = \$(51,395)

Depreciated Cost of Improvements = \$ 1,661,764

"As-is" Value of Site Improvements = \$ 22,000

Pool & Entertainment area = \$ 150,000

INDICATED VALUE BY COST APPROACH = \$ 2,433,764

Estimated Remaining Economic Life (HUD and VA only)

97 Years

INCOME APPROACH TO VALUE (not required by Freddie Mac)

Estimated Monthly Market Rent \$ 0

X Gross Rent Multiplier

0

= \$

0

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☒ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

22011404043610
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

22011404043610
File # 1405855**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

22011404043610
File # 1405855

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Ronald L. James
 Name Ronald L. James
 Company Name James & Associates
 Company Address 2915 Evening Rock St
Las Vegas, NV 89135-1633
 Telephone Number (702) 240-3246
 Email Address appraiser12@cox.net
 Date of Signature and Report 06/05/2014
 Effective Date of Appraisal 06/02/2014
 State Certification # A.0003842-CG
 or State License # _____
 or Other (describe) _____ State # _____
 State NV
 Expiration Date of Certification or License 11/29/2015

ADDRESS OF PROPERTY APPRAISED

44 MIDNIGHT RIDGE DR
LAS VEGAS, NV 89135

APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,500,000

LENDER/CLIENT

Name Collateral Management LLC
 Company Name Crosscountry Mortgage Inc (2201)
 Company Address 5451 South Durango Drive, Ste #115, Las Vegas, NV 89113
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Supplemental Addendum

File No. 1405855

Borrower/Client	Scott Raymer			
Property Address	44 MIDNIGHT RIDGE DR			
City	LAS VEGAS	County	Clark	State NV Zip Code 89135
Client	Crosscountry Mortgage Inc (2201)			

• URAR : Neighborhood Boundaries and Characteristics

The subject is located within a guard gated subdivision, which is a master plan and has a cosmetic address of "The Ridges". The development is comprised of several subdivisions, ranging from upper middle market to the high-end. The upper echelon homes are custom-designed and have a varied elevation, size and room count. subdivision constructed around golf course, Bear's Best" daily fee designed by Jack Nicholas.

The adjacent subdivision of Red Rock Country Club contains two golf courses, private and public designed by Arnold Palmer. comparables in my opinion are not equal. There is lack of new construction, since the latter development has been built out on a average age of 10 years, and for the most part lot sizes are significantly smaller.

The area of the subject which is considered neighborhood, would include two subdivisions that of "The Ridges" and "Redrock County Club, in the case of the latter, Redock has several divisions and the Estates would considered equal to the subject's area. The geographic boundaries are roughly the Mountain range to the West, Charleston Boulevard-North and Red Rock Rd-East and roughly Drifting Shadow-South.

Construction taking place in the subdivision after the recovery from the last housing downturn, expansion of platted sites to the Southwest.

• URAR : Additional Features

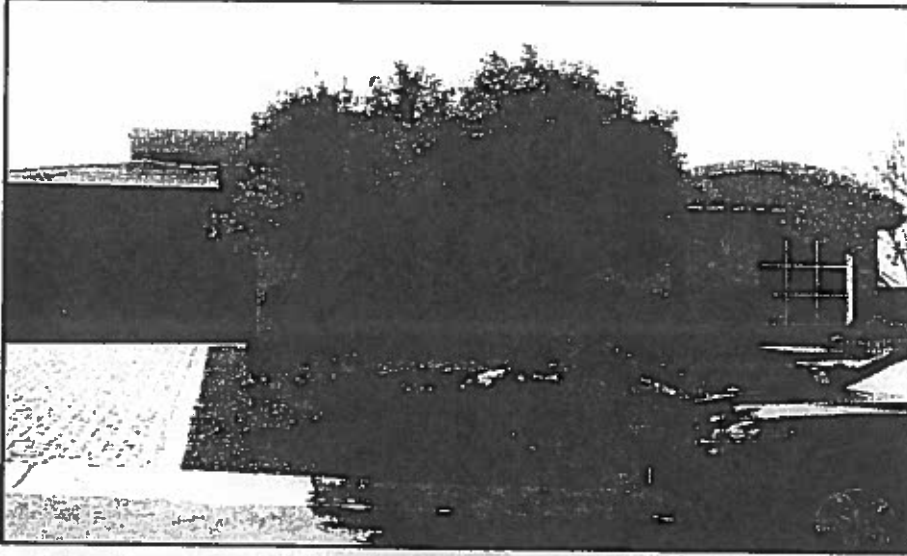
The subject property features a courtyard entrance which has a outdoor fireplace, exterior features also include a covered patio outdoor sound system and a large pool. The grounds are also improved with an outdoor covered bar entertainment area with a bar area approximately six in capacity, outdoor fireplace. The area also has a shower bath, the pool itself is an overflowing the edges type, water overflows over the edges. A separate waterfall feature is also included, with two stunning areas and a sauna area. Ground improvements also include a separate fire pit setting area, and a distinct feature for the site a large grassy area.

The first floor interior features a sitting area off the foyer, a glass wall partially retractable facing both the interior courtyard and a wall section off the great room to the rear yard area. High-grade materials used in the interior finishes as described in the checklist portion of this report.

Second-floor; contains master suite which features a master bath with his and her areas, walk-in closets and fireplace in master bedroom, balcony off this area. The second floor also has open loft area currently utilized as a den.

Subject Photo Page

Borrower/Client	Scott Raymer			
Property Address	44 MIDNIGHT RIDGE DR			
City	LAS VEGAS	County	Clark	State NV
Client	Crosscountry Mortgage Inc (2201)		Zip Code	89135

**Subject Front**

44 MIDNIGHT RIDGE DR

Sales Price

GLA 4,830

Total Rooms 9

Total Bedrms 4

Total Bathrms 4.1

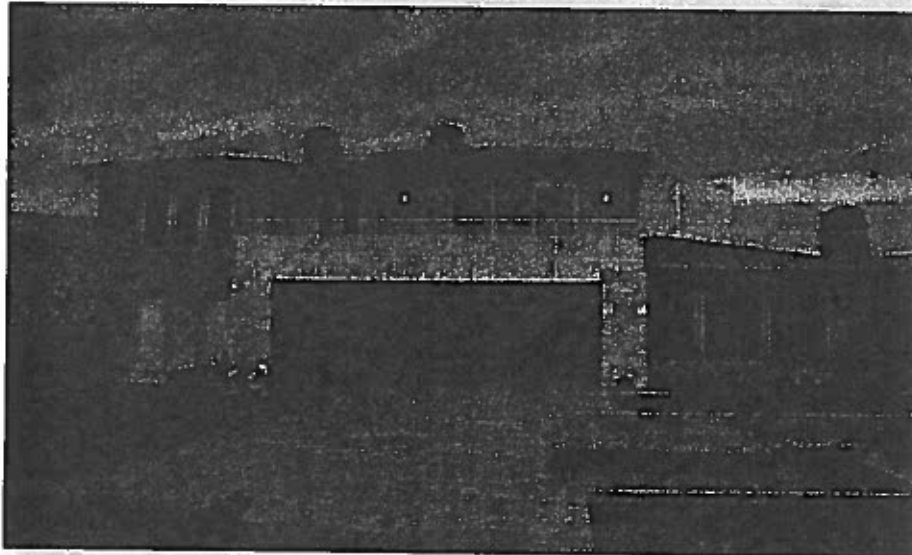
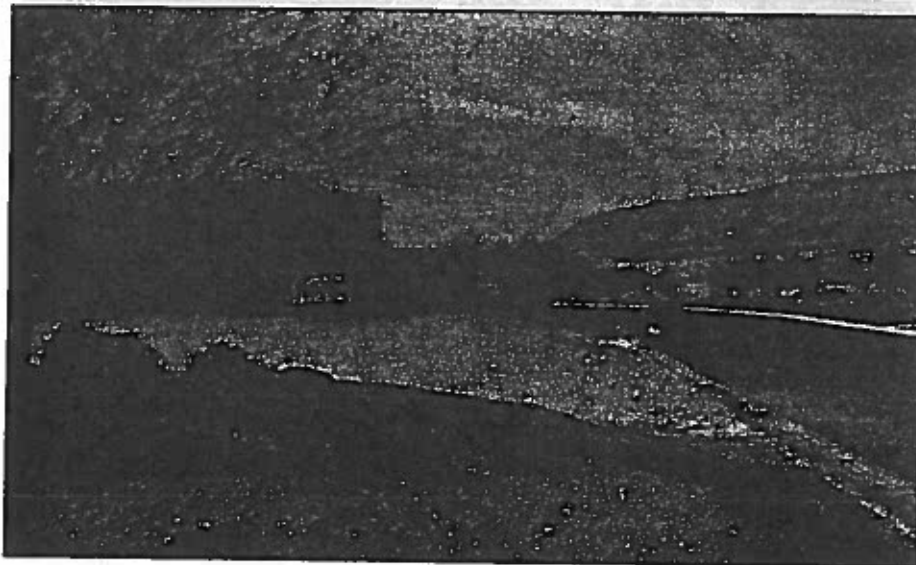
Location N;Res;

View N;Glfrw;

Site 22651 sf

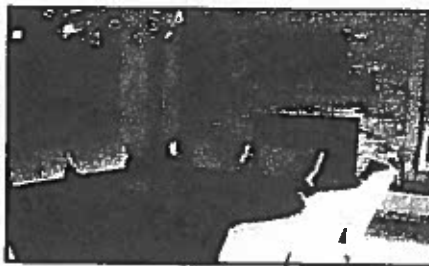
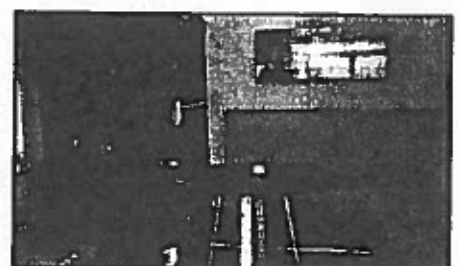
Quality Q2

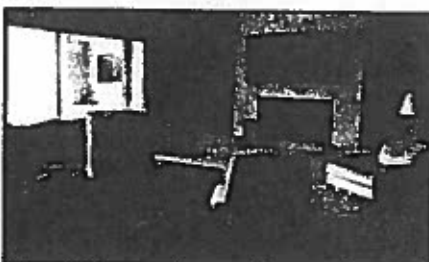
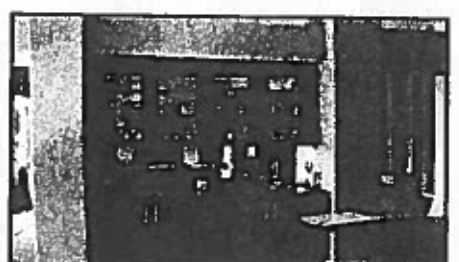
Age 6

**Subject Rear****Subject Street**

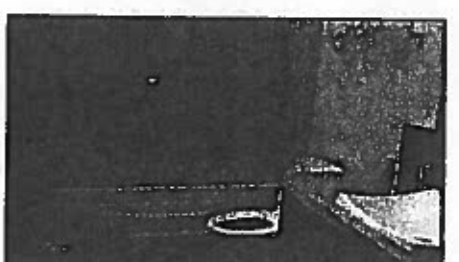
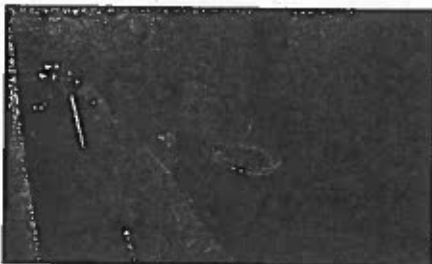
Photograph Addendum

Borrower/Client	Scott Raymer				
Property Address	44 MIDNIGHT RIDGE DR				
City	LAS VEGAS	County	Clark	State	NV Zip Code 89135
Client	Crosscountry Mortgage Inc (2201)				

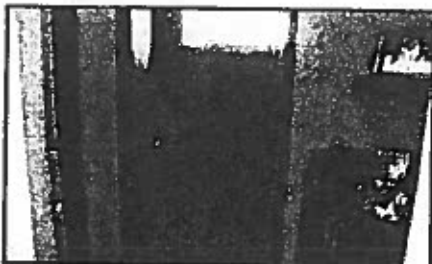
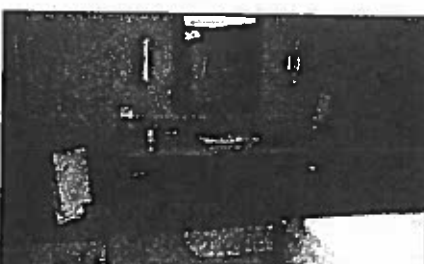

Kitchen

Dining Room

Wine/Snack Nook

Bathroom

Living Room

Pass Thru

Front Bath

Bedroom

Bathroom

.5 Bath/Serving 1th Flr

Setting area

Hallway

Master Bath View #3

Master Bath View #2

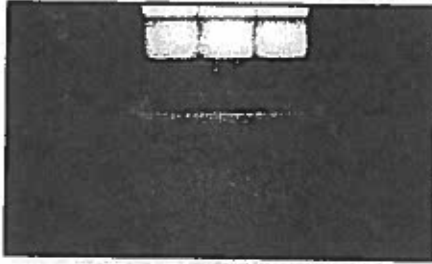
Master Bath View #1

Form PIC15 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

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Photograph Addendum

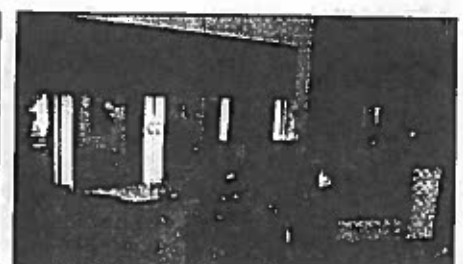
Borrower/Client	Scott Raymer				
Property Address	44 MIDNIGHT RIDGE DR				
City	LAS VEGAS	County	Clark	State	NV
Client	Crosscountry Mortgage Inc (2201)		Zip Code	89135	



Master Bath View



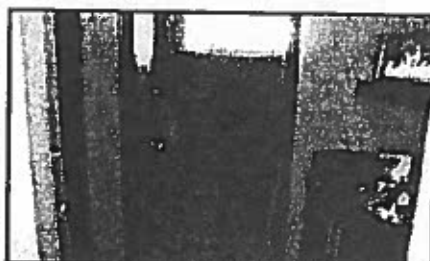
.5 Bath/Serving 1st Flr



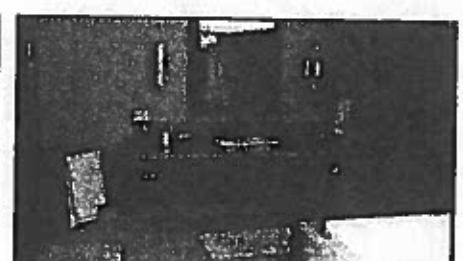
Setting area



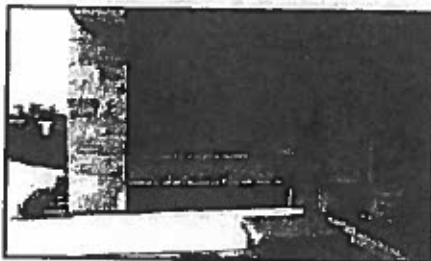
Master Bath View



Walk-in Closet



Master Bath View



TV Area Covered Patio



Interior



Work Area/Den 2nd flr



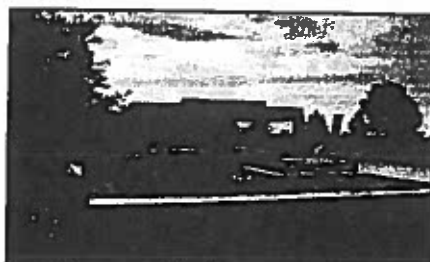
Pool



Pool Bath



Outdoor Bar Area



Overall View of the Pool



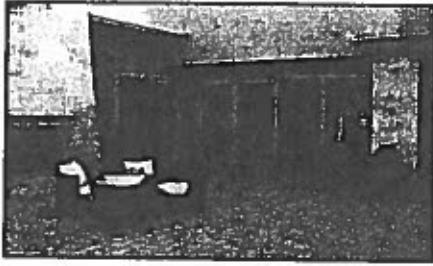
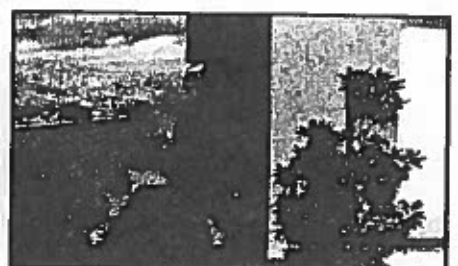
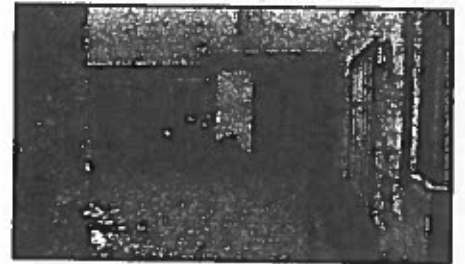
Firepit Area



Additional Pool View

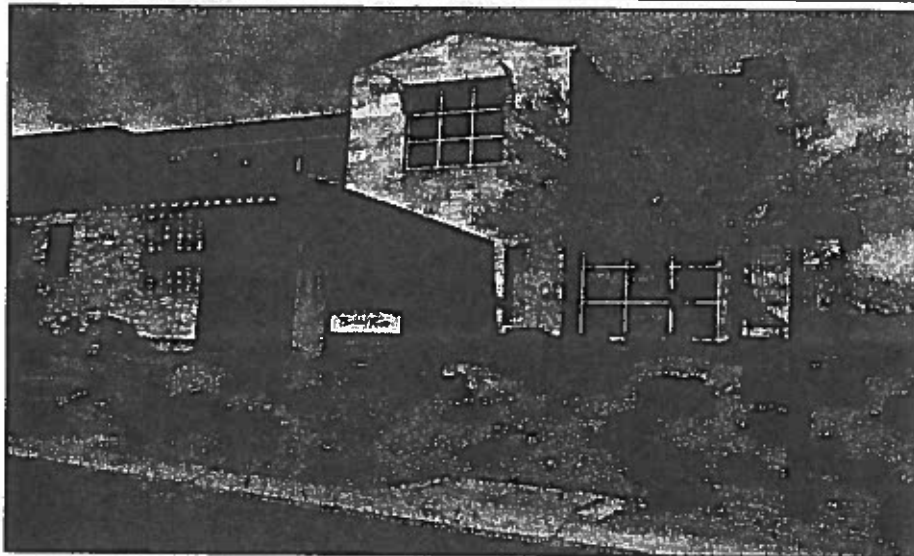
Photograph Addendum

Borrower/Client	Scott Raymer				
Property Address	44 MIDNIGHT RIDGE DR				
City	LAS VEGAS	County	Clark	State	NV
Client	Crosscountry Mortgage Inc (2201)		Zip Code	89135	

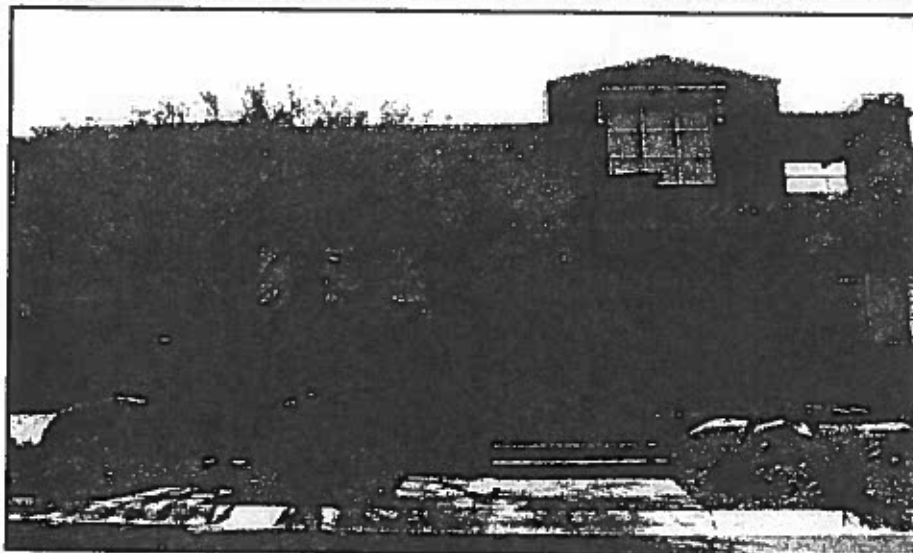
**Courtyard****East Elevation****Borrower/Client****View of Entrance from Courtyard**

Comparable Photo Page

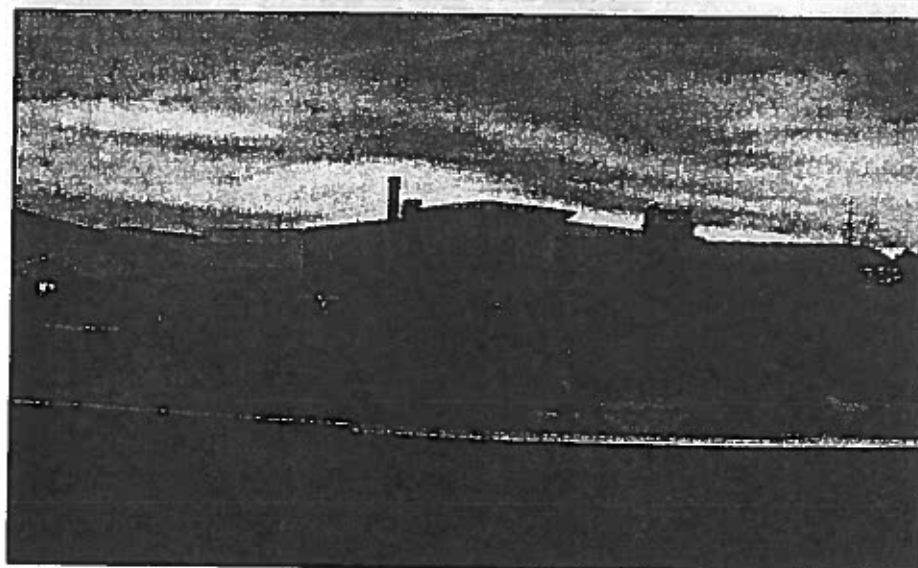
Borrower/Client	Scott Raymer			
Property Address	44 MIDNIGHT RIDGE DR			
City	LAS VEGAS	County	Clark	State NV Zip Code 89135
Client	Crosscountry Mortgage Inc (2201)			

**106030031.JPG 1****7 BOULDER CROSSING CII**

Proximity 0.18 MILES N
 Sale Price 2,100,000
 Borrower/Client 5,822
 Client 10
 Total Bedrms 5
 Total Bathrms 5.1
 Location N;Res;
 View N;Res;
 Site 19166 sf
 Quality Q2
 Age 6

**Comparable 2****52 MIDNIGHT RIDGE DR**

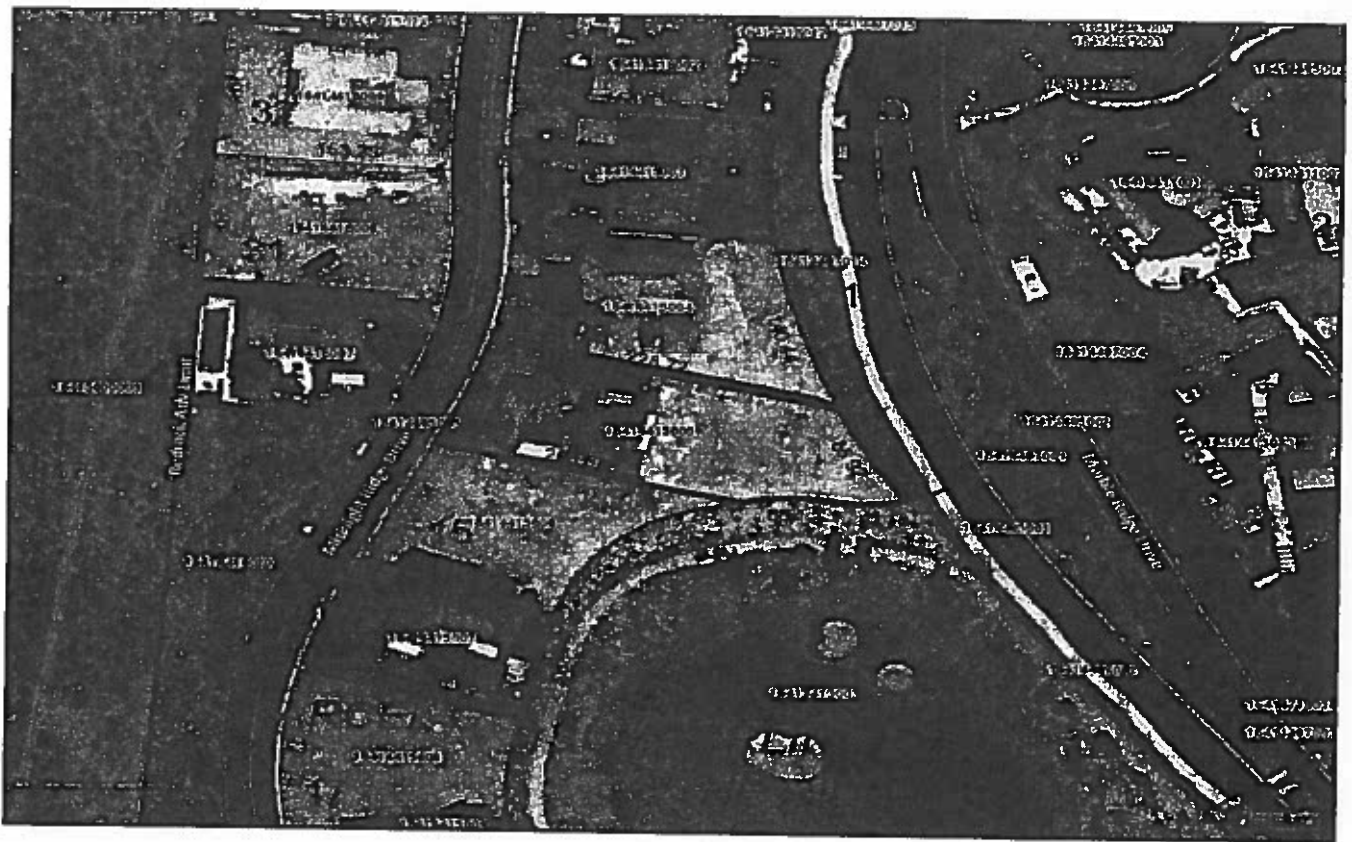
Proximity 0.04 MILES SW
 Sale Price 2,299,999
 GLA 4,864
 Total Rooms 9
 Total Bedrms 3
 Total Bathrms 3.2.0
 Location N;Res;
 View N;Glfw;
 Site 13504 sf
 Quality Q2
 Age 7

**Comparable 3****15 MIDNIGHT RIDGE DR**

Proximity 0.15 MILES N
 Sale Price 2,468,000
 GLA 5,988
 Total Rooms 9
 Total Bedrms 4
 Total Bathrms 4.2
 Location N;Res;
 View N;Glfw;
 Site 16117 sf
 Quality Q2
 Age 7

Aerial Map

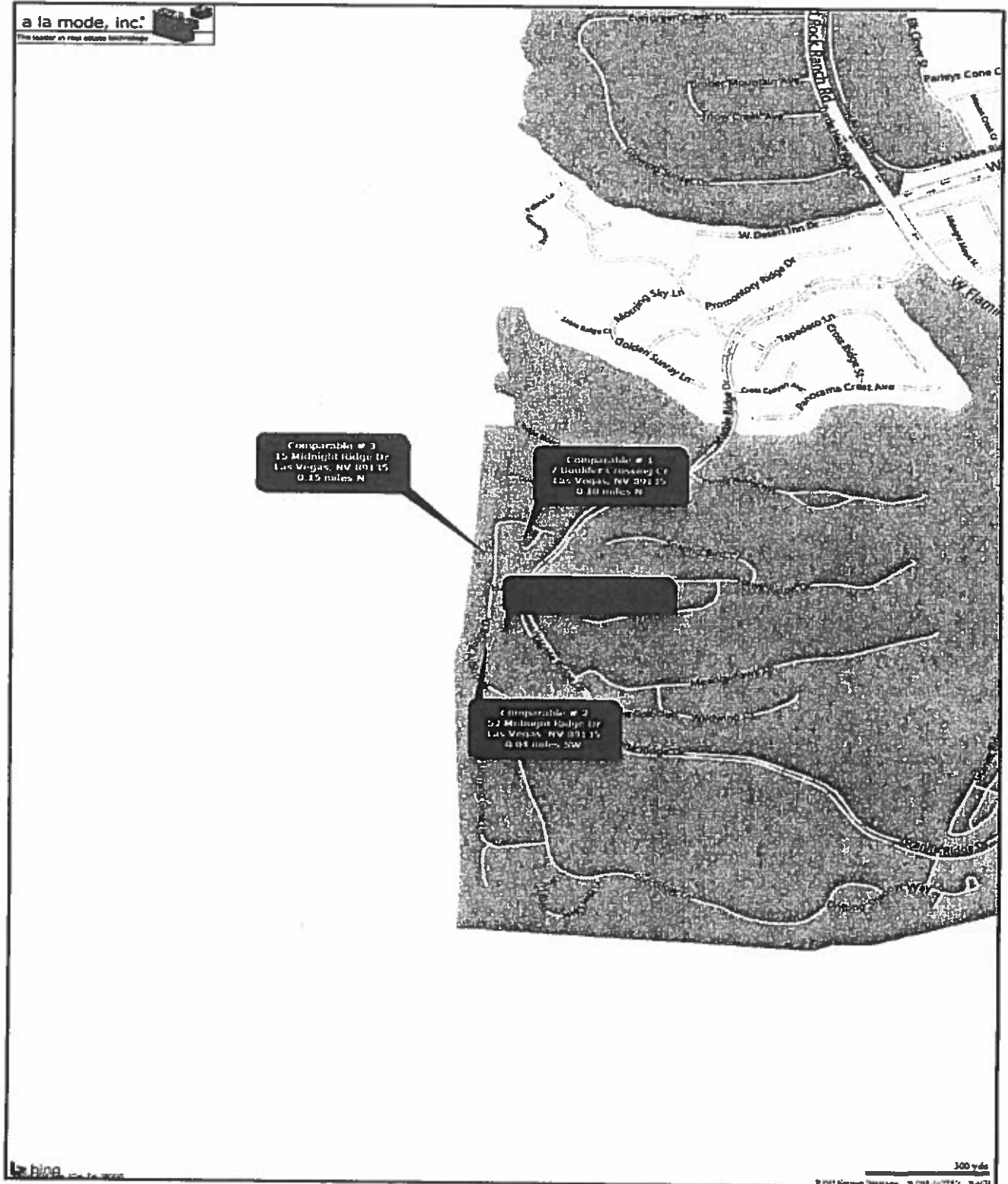
Borrower/Client	Scott Raymer			
Property Address	44 MIDNIGHT RIDGE DR			
City	LAS VEGAS	County	Clark	State NV Zip Code 89135
Client	Crosscountry Mortgage Inc (2201)			





Location Map

Borrower/Client	Scott Raymer				
Property Address	44 MIDNIGHT RIDGE DR				
City	LAS VEGAS	County	Clark	State	NV
Client	Crosscountry Mortgage Inc (2201)				
				Zip Code	89135



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)**Condition Ratings and Definitions****C1**

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions**Q1**

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating. If no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

ADDITIONAL CERTIFICATION

Borrower/Client	Scott Raymer	File No.	1405855
Property Address	44 MIDNIGHT RIDGE DR		
City	LAS VEGAS	County	Clark
Client	Crosscountry Mortgage Inc (2201)	State	NV
		Zip Code	89135

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items or significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives

The statements of fact contained in this report are true and correct.

9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to

APPRAISER:

Signature: Ronald L. James
 Name: Ronald L. James
 Date Signed: 06/05/2014
 State Certification #: A.0003842-CG
 or State License #: _____
 State: NV
 Expiration Date of Certification or License: 11/29/2015

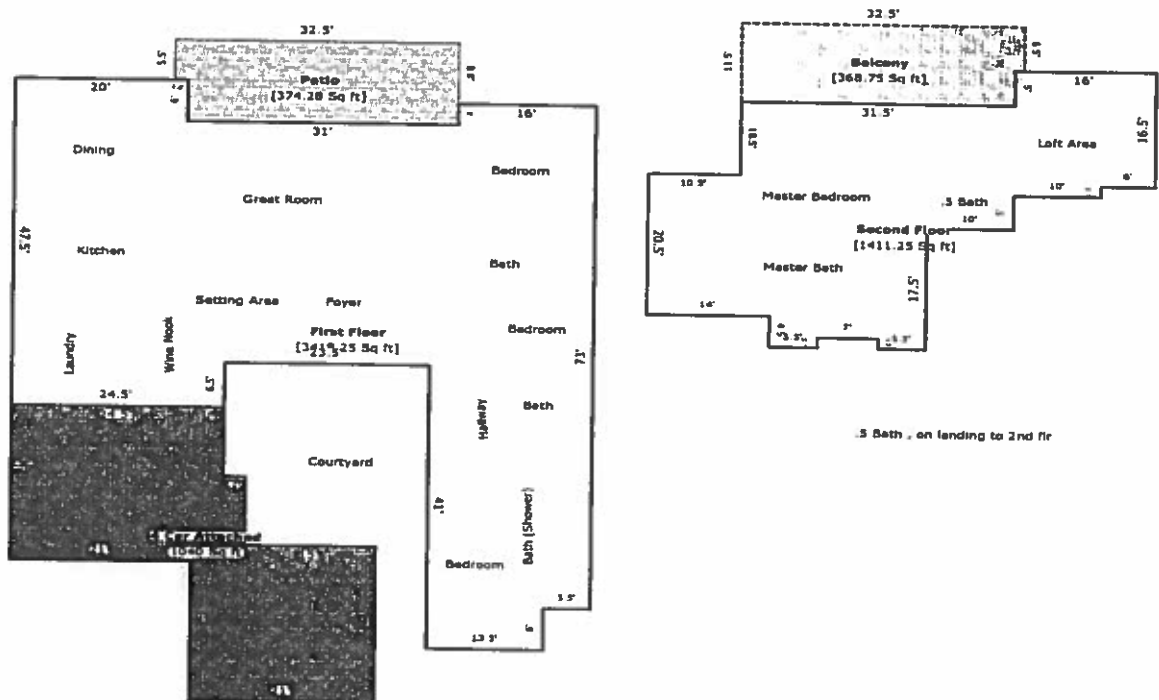
SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Building Sketch

Borrower/Client	Scott Raymer				
Property Address	44 MIDNIGHT RIDGE DR				
City	LAS VEGAS	County	Clark	State	NV
Client	Crosscountry Mortgage Inc (2201)				
				Zip Code	89135



TOTAL Sketch by a la moda, inc.

Area Calculations Summary

Living Area	
First Floor	3418.3 Sq ft
Second Floor	1411.3 Sq ft
Total Living Area (Rounded):	4830 Sq ft
Non-Living Area	
Patio	374.3 Sq ft
4 Car Attached	1040 Sq ft
Balcony	368.8 Sq ft

Building Sketch

Borrower/Client	Scott Raymer			
Property Address	44 MIDNIGHT RIDGE DR			
City	LAS VEGAS	County	Clark	State NV Zip Code 89135
Client	Crosscountry Mortgage Inc (2201)			

Living Area		Calculation Details	
First Floor	3418.3 Sq ft	13.5 x 6 = 81	
		19 x 35 = 665	
		38 x 16 = 608	
		35 x 26.5 = 927.5	
		24.5 x 41.5 = 1016.8	
		6 x 20 = 120	
Second Floor	1411.3 Sq ft	20.5 x 10.5 = 215.2	
		16.5 x 6 = 99	
		18 x 10 = 180	
		31.5 x 18 = 567	
		21.5 x 13 = 279.5	
		4.5 x 5.5 = 24.8	
		4.5 x 5.5 = 24.8	
		3 x 7 = 21	
Total Living Area (Rounded):	4830 Sq ft		
Non-Living Area (Rounded):			
Patio	374.3 Sq ft	11.8 x 31 = 365.8	
		1.5 x 5.5 = 8.2	
		0.5 x 1.5 x 0.3 = 0.2	
4 Car Attached	1040 Sq ft	21 x 20 = 420	
		22.5 x 24.5 = 551.2	
		2.5 x 10 = 25	
		17.5 x 2.5 = 43.8	
Balcony	368.8 Sq ft	11.5 x 31.5 = 362.2	
		1 x 6.5 = 6.5	